

WARRANTY DEED

013634

KNOW ALL MEN BY THESE PRESENTS,

NO TRANSFER
TAX PAID

That **LIONEL J. GAGNON**, of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **LIONEL J. GAGNON** of Waterville, in the County of Kennebec and State of Maine, **LAWRENCE GAGNON** of Denver, in the County of Denver and State of Colorado, and **GLORIA JEAN GAGNON**, of Albuquerque, in the County of Bernalillo and State of New Mexico, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said **LIONEL J. GAGNON**, **LAWRENCE GAGNON**, and **GLORIA JEAN GAGNON**, as joint tenants and not as tenants in common, insofar as the devolution of title upon the death of Lionel J. Gagnon is concerned, and not as tenants in common in all other respects as between Lawrence Gagnon and Gloria Jean Gagnon, their heirs and assigns forever,

A certain lot or parcel of land with the buildings the hereon situated in said Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Beginning at an iron pipe driven in the ground in the westerly line of land described in the first lot or parcel of land conveyed to Lucie M. Grondin by Mary I. Whitcomb by deed dated November 8, 1945, and recorded in the Kennebec County Registry of Deeds in Book 830, Page 238; said pin being just sixty-four (64) feet northerly from the southwesterly corner of said first parcel of land described in the above mentioned deed, said sixty-four (64) feet measured in a northerly direction in said westerly line of above mentioned first parcel; thence northerly in said westerly line sixty-four (64) feet to said southwesterly corner of said first parcel of land; thence easterly in the southerly line of land described in first parcel of land to land of Mary I. Whitcomb; thence northerly in the westerly line of land of said Mary I. Whitcomb fifty (50) feet to an iron pin in said westerly line of said Mary I. Whitcomb; thence westerly to the point begun at.

Also a right-of-way in common with others over a strip of land six (6) feet in width next easterly along the easterly side of the first parcel of land described in said deed from Mary I. Whitcomb to the said Lucie M. Grondin from Western Avenue to the southerly boundary of land hereby conveyed. Excepting and reserving to the said Mary I. Whitcomb, her heirs and assigns, a right-of-way in common with others over a strip of land six (6) feet in width lying next westerly of the easterly boundary of the first parcel above mentioned and extending from Western Avenue to the southerly boundary of the land hereby conveyed. Together with a right-of-way in common with others over a strip of land ten (10) feet in width lying next northerly of land hereby conveyed and extending the whole length of said northerly line.

Meaning and intending hereby to convey the premises acquired by Lionel J. Gagnon and Germaine F. Gagnon by deed of John J. Grenier et ux dated July 11, 1973, and recorded in the Kennebec County Registry of Deeds in Book 1655, Page 347. Germaine F. Gagnon died on March 13, 1988.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **LIONEL J. GAGNON**, **LAWRENCE GAGNON**, and **GLORIA JEAN GAGNON**, as joint tenants and not as tenants in common, insofar as the devolution of title upon the death of Lionel J. Gagnon is concerned, and not as tenants in common in all other respects as between Lawrence Gagnon and Gloria Jean Gagnon, their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all

encumbrances: EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that my heirs and I shall and will **Warrant and Defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said **LIONEL J. GAGNON**, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 20th day of June, in the year of our Lord one thousand nine hundred and ninety-one.

Signed, Sealed and Delivered
in the presence of:

Albert L. Bernier

Lionel J. Gagnon
Lionel J. Gagnon

STATE OF MAINE
KENNEBEC, SS.

June 20, 1991

Personally appeared the above named **LIONEL J. GAGNON** and acknowledged the above instrument to be his free act and deed.

Before me,

Albert L. Bernier

SEAL

Notary Public

Print Name:

My Commission Expires:

ALBERT L. BERNIER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES DECEMBER 17, 1996

RECEIVED KENNEBEC SS.

91 JUL -1 AM 9:00

ATTEST: Norma B. Mann
REGISTER OF DEEDS